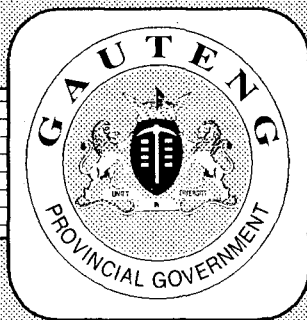


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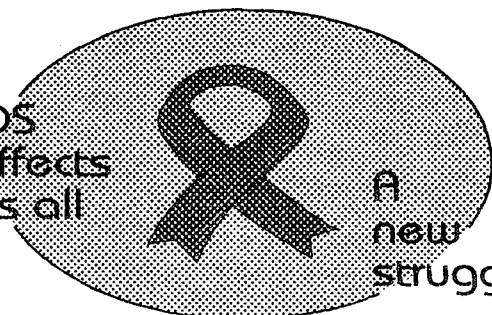
Vol. 11

PRETORIA, 31 MAY
MEI 2005

No. 232

We all have the power to prevent AIDS

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THE GOVERNMENT PRINTING WORKS

PUBLICATIONS DIVISION

NB: The Publications Division of the Government Printing Works will be relocating to its new premises within the:

**MASADA BUILDING at 196 PROES STREET, PRETORIA
(i.e. CORNER OF PAUL KRUGER AND PROES STREETS)**
with effect from **3 May 2005.**

For enquiries and information:

Mr M Z Montjane
Tel: (012) 334-4653
Cell: 083 640 6121

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1203

EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of the provisions of section 103(1) of the Town-planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) hereby declares BEYERSPARK EXTENSION 82 situate on Portion 694 of the Farm Klipfontein No 83 I.R. to be an approved township, subject to the conditions as set out in the schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY BLUE DOT PROPERTIES 1851 CC IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 694 OF THE FARM KLIPFONTEIN NO. 83 I.R., HAS BEEN GRANTED:

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be BEYERSPARK EXTENSION 82

1.2 DESIGN

The township shall consist of the erven and the streets as indicated on General Plan S.G. No 9800/2004.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title and servitudes, if any, including the reservation of rights to minerals, and the following servitudes which affect Erven 1830, 1831 as well as the streets in the township;

- (a) By Notarial Deed 148/1944S dated 9th November, 1943, and registered on the 13th March, 1944, the property hereby transferred is subject to a servitude or roadway in favour of the State, as will more fully appear from the said notarial deed.
- (b) The property hereby transferred is subject to a pipeline servitude in favour of the SOUTH AFRICAN TRANSPORT SERVICES, by virtue of Deed of Cession K1834/1976.

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, within a period of six (6) months from the date of publication of this notice.

1.5 ENDOWMENT

The township owners shall, in terms of Section 98 (2) and (3) of the Town-planning and Townships Ordinance, 1986 pay to the local authority as an endowment the amount of R46 546,15 (Vat inclusive and valid to 30 June, 2005), which amount shall be used by the local authority for the construction of streets and/or storm water drainage systems in or for the Township.

Such endowment is payable in terms of the provisions of Section 81 of the said ordinance, read with section 95 thereof.

1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

1.7 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of the provision and installation of engineering services, as previously agreed upon between the township owner and the local authority.

1.8 ACCESS

Access must be designed, approved and constructed to the satisfaction of the Executive Director: Roads, Transport and Civil Works. The design must also be in accordance with the "National Guidelines for road access management in South Africa" and BB2, and it shall include an island in North Rand Road to prevent any right turn movements (as per Diagram 301/a/02) attached hereto as Annexure "Q"

A line of no access shall be applicable all along North Rand Road (proposed K94 Road) except of the abovementioned access point.

A line of no access shall be applicable along the southern boundary of Erf 1830 where it borders onto Campo Street.

A line of no access shall be applicable all along the southern boundary of Erf 1831, including the splay, abutting onto Meyer Street.

2. CONDITIONS OF TITLE

The erven shall be subject to the following conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986:-

2.1 ALL ERVEN

- (a) The is erf subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide across the access portion of the erf, when required by the local authority; Provided that the local authority may dispense with any such servitude.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary, and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

3 ERF 1830

The erf shall be subject to a servitude for electrical sub-station purposes as indicated on the general plan. The local authority shall have the right to lay cables within the servitude area and shall have the right to access the electrical substation at all times

PLAASLIKE BESTUURSKENNISGEWING 1203

EKURHULENI METROPOLITAANSE MUNISIPALITEIT

VERKLAARING TOT GOEDGEKEURDE DORP

Ingevolge die bepalings van artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, verklaar die Ekurhuleni Metropolitaanse Munisipaliteit (Boksburg Diensleweringssentrum) hierby die dorp Beyerspark Uitbreiding 82, gelee op Gedeelte 694 van die plaas Klipfontein 83 I.R. tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae :

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BLUE DOT PROPERTIES 1851CC, INGELVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NR 15 VAN 1986) OM TOESTEMMING OM 'n DORP OP GEDEELTE 694 VAN DIE PLAAS KLIPFONTEIN 83 I.R. GAUTENG, TE STIG, TOEGESTAAN IS:

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Beyerspark Uitbreiding 82.

1.2 ONTWERP

Die dorp bestaan uit die erwe en die straat soos aangedui op Algemene Plan S.G. Nr 9800/2004.

1.3 BESIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale asook die volgende servitute welke Erwe 1830, 1831 en die strate in die dorp beïnvloed -

- (a) Notariele Akte 148\1944S gedateer 9 November 1943 en geregistreer op 13 Maart 1944. Die eiendom hiermee oorgedra is onderhewig aan 'n serwituut of padweg ten gunste van die Staat soos meer volledig sal blyk uit die Notariele Akte.
- (b) Die eiendom hiermee oorgedra is onderhewig aan 'n pyplyn serwitute ten gunste van The South African Transport Services in terme van Akte van Sessie K1834\1976.

1.4 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet, op eie koste, alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes, of oor gemeenskaplike grense gelee is, laat sloop tot bevrediging van die plaaslike bestuur, binne 'n tydperk van ses (6) maande vanaf die datum van publikasie van hierdie kennisgewing.

1.5 BEGIFTIGING

Die Dorpseiner moet ingevolge die bepalings van artikel 98(2) en (3) van die Ornnansie op Dorpsbeplanning en Dorpe, 1986 as 'n begiftiging aan die plaaslike bestuur die bedrag van R46 546,15 (BTW ingesluit, en geldig tot 30 Junie 2005) betaal, welke bedrag deur die plaaslike bestuur aangewend moet word vir die voorsiening van grond vir parke en/of oop ruimtes in of vir die dorp.

Sodanige begiftiging is betaalbaar ooreenkomstig die bepalings van artikel 81 gelees met artikel 95 van die voorgemelde ordonnansie

1.6 VERWYDERING OF VERVANGING VAN MUNISIPALE DIENSTE

Indien dit, as gevolg van die stigting van die dorp, nodig word om enige bestaande munisipale dienste te verwyder of te vervang, moet die koste daarvan deur die dorpseienaar gedra word.

1.7 VERPLIGING MET BETREKKING TOT INGENIEURSDIENSTE

Die dorpseienaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening en installing van ingenieursdienste, soos voorheen ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

1.8 TOEGANG

Toegang moet ontwerp, goedgekeur en gebou word tot die bevriediging van die Uitvoerende Direkteur: Paaie, Transport en Siviele Werke. Die ontwerp moet ook in ooreenstemming wees met die "National Guidelines for Road Access Management in South Africa" en BB2, en sal insluit 'n eiland in Noordrandweg om enige regsdraai te verhoed (soos per Diagram 301\al\02) aangeheg hiertoe as Aanhangsel "Q".

Geen toegang sal toegelaat word langs Noordrandweg (voorgestelde K94 pad) anders as by bogenoemde toegangspunt.

Geen toegang sal toegelaat word langs die suidelike grens van Erf 1830 aangrensing aan Campostraat.

Geen toegang sal toegelaat word langs die suidelike grens van Erf 1831, ingesluit die aangrensing aan Meyerstraat.

2. TITELVOORWAARDES

Die erwe is onderworpe aan die volgende voorwaardes opgele deur die plaaslike bestuur ingevolge die bepaling van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 :

2.1 ALLE ERWE

- (a) Die erf is onderworpe aan 'n serwituut, 2m breed, vir riolering en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur; Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (b) Geen geboue of ander struktuur mag binne die voormelde serwituutgebied opgerig word nie, en geen grootwortelbome mag binne die gebied van sodanige serwituut, of binne 'n afstand van 2m daarvan, geplant word nie.
- (c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat by volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voormelde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot gemelde grond vir die voormelde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

3. ERF 1830

Die hele erf is onderhewig aan 'n servituut vir elektriese sub-stasie soos aangedui op die algemene plan. Die plaaslike owerheid sal die reg he om kables binne die servituut area te le en sal die reg he tot toegang tot die elektriese sub-stasie te alle tye.

LOCAL AUTHORITY NOTICE 1204

EKURHULENI METROPOLITAN MUNICIPALITY

BOKSBURG AMENDMENT SCHEME 1185

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 15 of 1986, declares that it has approved an Amendment Scheme being an amendment of the Boksburg Town Planning Scheme, 1991, comprising the same land as included in the township of Beyerspark Extension 82.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Boksburg Customer Care Centre, 5th floor, Boksburg Civic Centre, c/o Trichardts Road and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Boksburg Amendment Scheme 1185.

Paul Maseko
City Manager
Civic Centre, Cross Street, Germiston
7/2/08/82

PLAASLIKE BESTUURSKENNISGEWING 1204**EKURHULENI METROPOLITAANSE MUNISIPALITEIT****BOKSBURG WYSIGINGSKEMA 1185**

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hierby, ingevolge die bepalings van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986, dat dit 'n wysigingskema synde 'n wysiging van die Boksburg Dorpsbeplanningskema, 1991, wat uit dieselfde grond as die dorp Beyerspark Uitbreiding 82 bestaan, goedgekeur het.

Kaart 3 en die Skemaklousules van die Wysigingskema word vir bewaring gehou by die Area Bestuurder: Boksburg Dienssentrum, Vyfde vloer, h/v Trichardtsweg en Commissionerstraat, Boksburg, en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Boksburg Wysigingskema 1185.

Paul Maseko
Stadsbestuurder
Burgersentrum, Crossstraat, Germiston
7/2/08/82
